



City of Santa Barbara
Airport Department

DATE: May 16, 2012
TO: Airport Commission
FROM: Karen Ramsdell, Airport Director
SUBJECT: Lease Agreement with Carpinteria Motor Transport (CMT)

RECOMMENDATION:

That Commission approve and authorize the Airport Director to execute a month-to-month Lease Agreement with Carpinteria Motor Transport, a California S Corporation, for 10,000 square feet of paved land, at 150 David Love Place, at the Santa Barbara Airport, effective May 1, 2012, for a monthly rental of \$1,500, exclusive of utilities.

DISCUSSION:

The subject Premises are located north of Hollister Avenue in an Airport Industrial (AI-1) zone.

CMT was an Airport month-to-month tenant in the same location in 2011. CMT used the space as a transfer station for avocados. At this time, they wish to lease the same area for use during the growing season. The Premises will be used to transfer the crates of avocados from smaller vehicles to semi-trailer trucks prior to shipping. No truck maintenance will take place upon the Premises. The use conforms to existing zoning.

The proposed monthly rental is based on a rate of \$.15 per square foot for the land for a total monthly rental of \$1,500. The rental rate is comparable to other land on the Airport for similar use and in similar condition.

The proposed Lease Agreement has been reviewed and determined to be exempt from environmental review.

PREPARED BY: Business & Property Division

ATTACHMENT: Map